

# BRIDGE POINT AVE

Miami-Opa Locka Executive Airport | Miami, FL



## NEW INFILL DEVELOPMENT MIAMI, FL

### HIGHLIGHTS

- Four (4) state-of-the-art facilities totaling over 1 million square feet
- 24'-36' clear height
- ESFR suppression system
- Class "A" Corporate Park
- Rear Load and Cross Dock Opportunities
- Large Build-to-Suit Opportunity

### AVAILABLE SPACE

**885,970 SF**

### LAND SIZE

**50 Acres**

### DELIVERY DATE

**Q2 2021**

#### WAYNE SCHUCHTS

Principal

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305.607.3845

#### TOM VISCOUNT

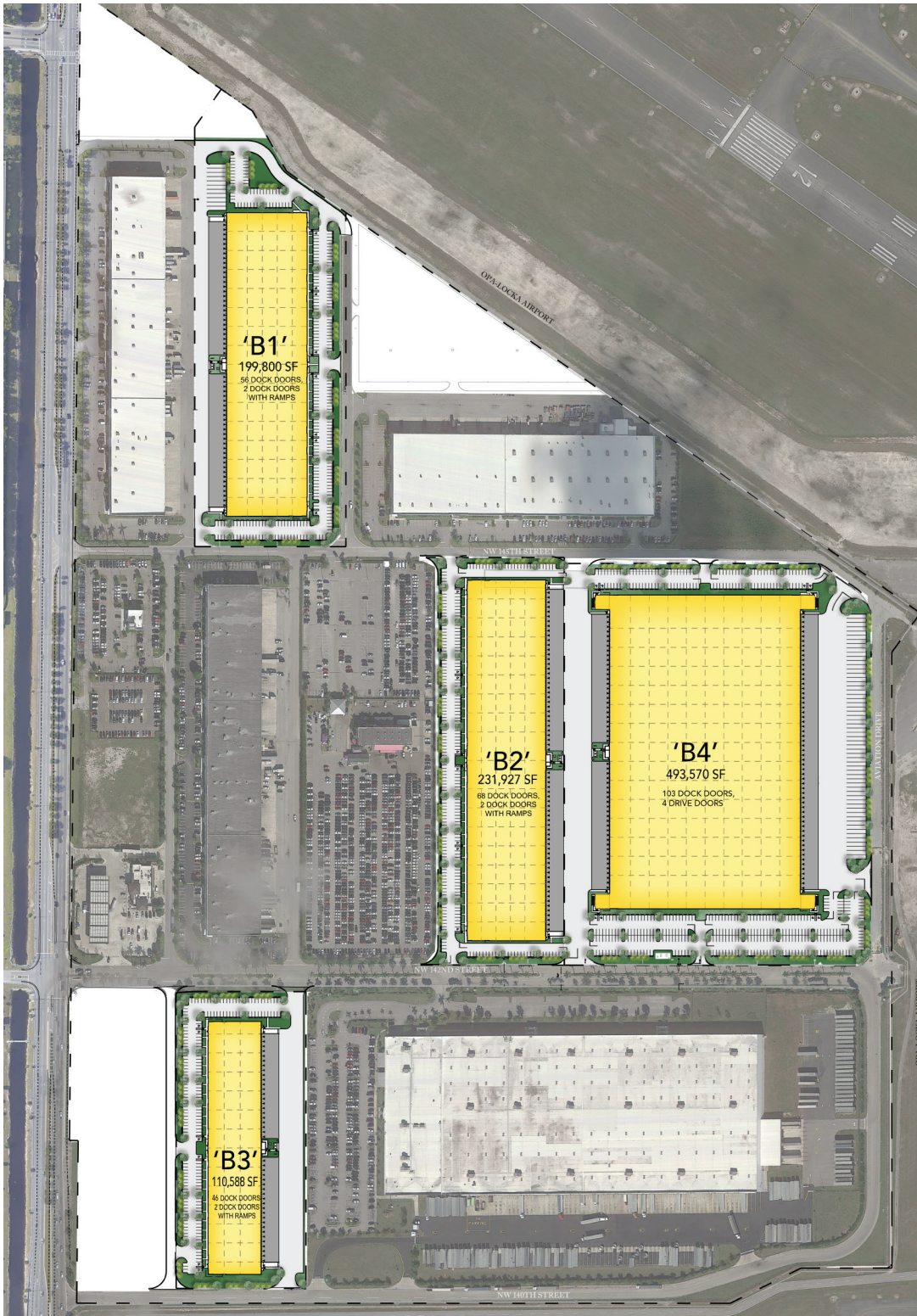
Principal

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954.903.1810

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YOUNG**





## BUILDING B1

**199,800 SF**

Clear Height: 32'  
Exterior Docks: 56  
Ramps: 2  
Car Parking: 247  
Trailer Parking: 17  
Truck Court: 180' shared  
Spec Office: 2,386 SF

## BUILDING B2

**231,927 SF**

Clear Height: 32'  
Exterior Docks: 68  
Ramps: 2  
Car Parking: 256  
Truck Court: 120'  
Spec Office: To Suit

## BUILDING B3

**110,588 SF**

Clear Height: 24'  
Exterior Docks: 46  
Ramps: 2  
Car Parking: 178  
Truck Court: 120' non shared  
Spec Office: 2,297 SF North  
Endcap / 2,433 SF South  
Endcap

## BUILDING B4

**493,570 SF**

Clear Height: 36'  
Exterior Docks: 103  
Ramps: 4  
Car Parking: 415  
Trailer Parking: 58  
Truck Court: 130' - 180'  
Spec Office: To Suit



# BUILDING B1

# BRIDGE



## BUILDING B1

**199,800 SF**

Clear Height: 32'

Exterior Docks: 56

Ramps: 2

Car Parking: 247

Trailer Parking: 17

Truck Court: 180' shared

Spec Office: 2,386 SF

BUILDING B1

60' SPEED BAY  
42'-6" TYPICAL BAY  
S4 TYPICAL BAY  
**AVAILABLE**  
**49,885 SF**



# BUILDING B2

# BRIDGE

## BUILDING B2

# 231,927 SF

Clear Height: 32'

Exterior Docks: 68

Ramps: 2

Car Parking: 256

Truck Court: 120'

Spec Office: To Suit

BUILDING B2

1026

41'-3"  
TYPICAL  
BAY

60'  
TYPICAL  
SPEED  
BAY

54'  
TYPICAL  
BAY

225'



# BUILDING B3

# BRIDGE

NW 142ND ST

BUILDING B3

**110,588 SF**

Clear Height: 24'

Exterior Docks: 46

Ramps: 2

Car Parking: 178

Truck Court: 120' non shared

Spec Office: 2,297 SF North

Endcap: 2,433 SF South Endcap

BUILDING B3

720'

45'-3"  
TYPICAL  
BAY

54'  
TYPICAL  
BAY

152'

RENTAL  
USABLE  
5,831 SF

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avisonyoung.com | 500 W. Cypress Creek Road | Fort Lauderdale, FL 33309

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# BUILDING B4

AVISON BRIDGE

## BUILDING B4

# 493,570 SF

Clear Height: 36'

Exterior Docks: 103

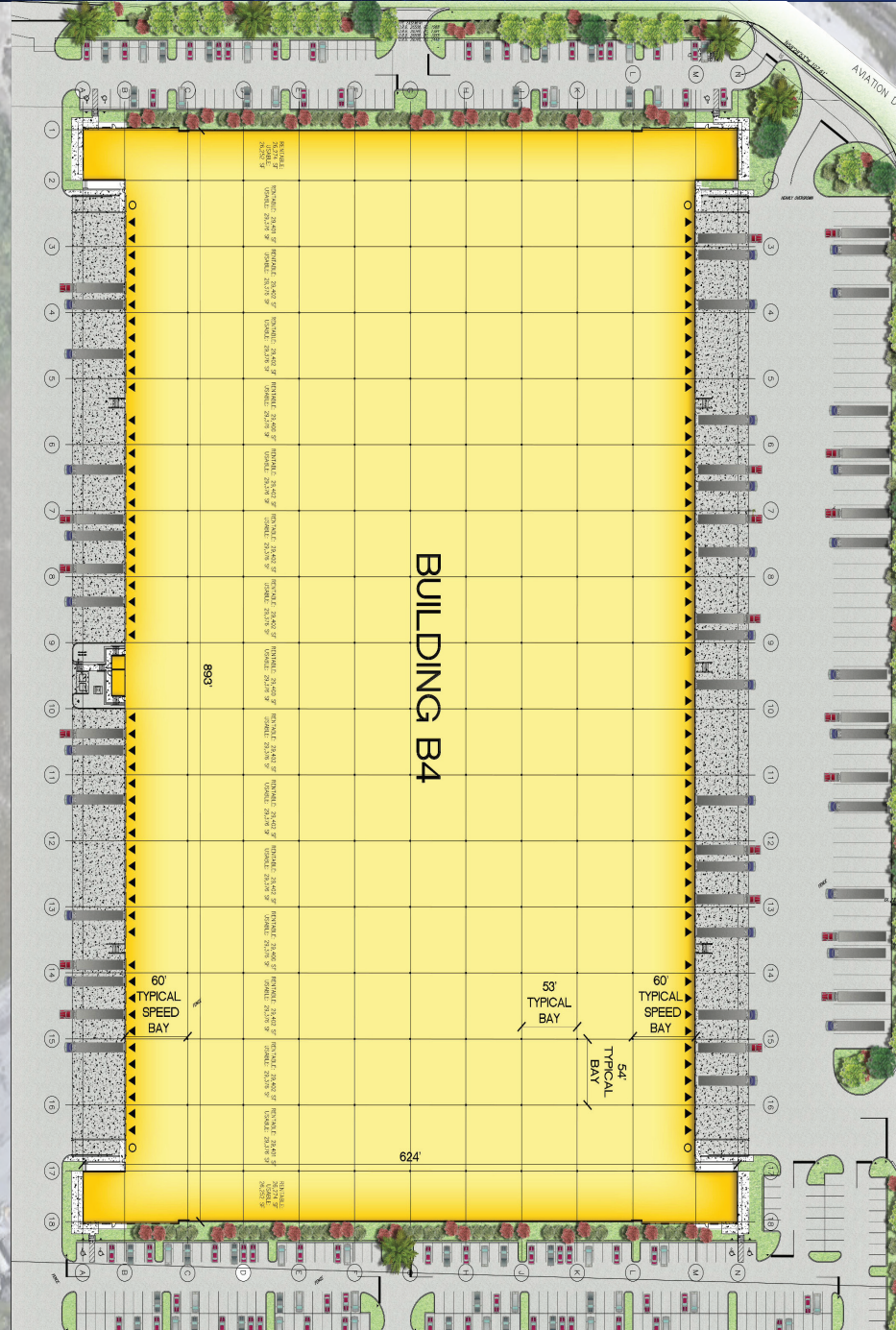
Ramps: 4

Car Parking: 415

Trailer Parking: 58

Truck Court: 130' - 180'

Spec Office: To Suit





# NEW DEVELOPMENT AERIAL

# MI BRIDGE



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# AMENITIES

# MIAMI BRIDGE

## HIGHLIGHTS

- Centrally located in North Miami-Dade County
- Excellent access to tri-county distribution points
- Area offers abundant restaurants, shopping, banking and hotel

INTERSTATE 75 (VIA SR 927)

**4 miles**

INTERSTATE 95

**8 miles**

FLORIDA'S TURNPIKE (VIA SR 826)

**8 miles**

MIAMI INT'L AIRPORT

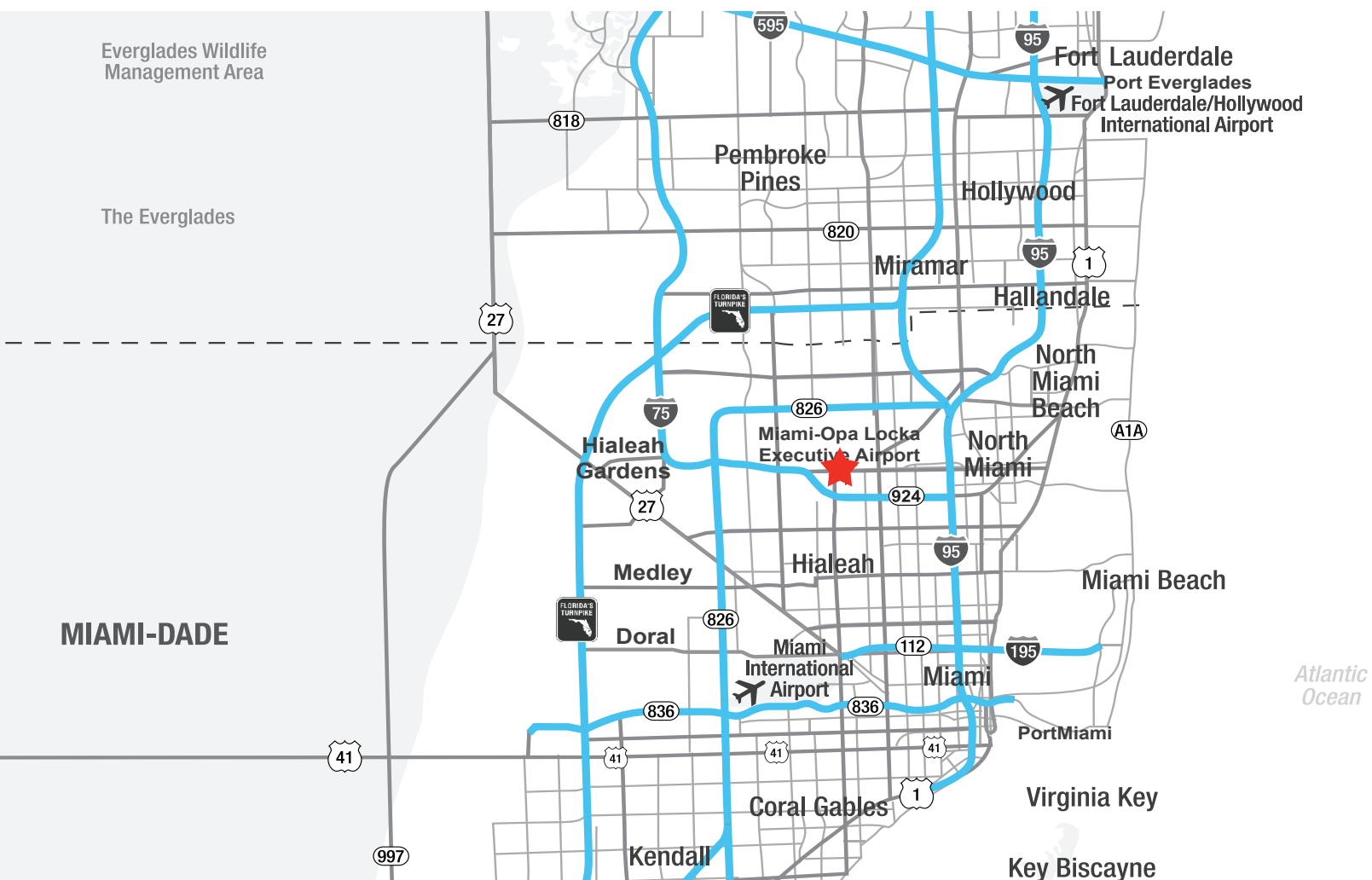
**26 minutes**

PORT OF MIAMI

**30 minutes**

FTL-HLWD INT'L AIRPORT

**32 minutes**





# RENDERINGS

BRIDGE



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## 44 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL REAL ESTATE** in the supply constrained **U.S. CORE** industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle and London.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



### RECENT AWARDS

- 2020 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2020 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2020 • Deal of the Year, NAIOP New Jersey
- 2019 • Most Significant Industrial Transaction, Illinois Real Estate Journal
- 2019 • Developer of the Year, NAIOP South Florida
- 2019 • Developer of the Year, NAIOP Chicago
- 2019 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2019 • Community Appearance Award, City of Fort Lauderdale
- 2018 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2018 • Developer of the Year, NAIOP South Florida
- 2018 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2018 • Deal of the Year, NAIOP New Jersey
- 2018 • Community Appearance Award, City of Fort Lauderdale

### South Florida Office

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Kevin Carroll, Partner, Southeast Region | Aaron Hirschl, VP

**NAIOP**  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION



CITY OF FORT LAUDERDALE

